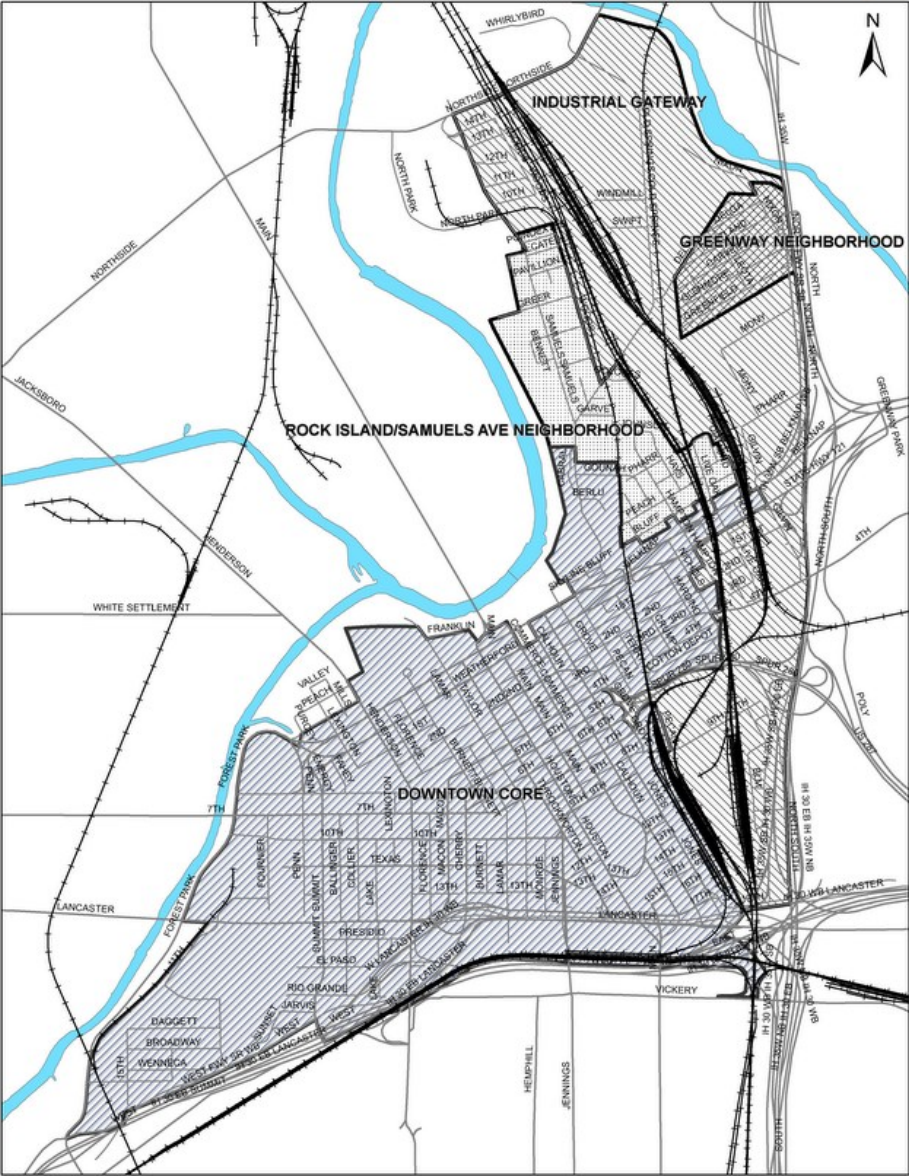








CHARACTER ZONES

CHARACTER ZONES

Downtown Urban Design District - Character Zones



Character Zones

-  DOWNTOWN CORE
-  GREENWAY NEIGHBORHOOD
-  ROCK ISLAND/SAMUELS AVE NEIGHBORHOOD
-  INDUSTRIAL GATEWAY

CHARACTER ZONES—INDUSTRIAL GATEWAY

Industrial Uses

All industrial uses listed in the Zoning Ordinance under Light, Medium, and Heavy Industrial are not subject to the DUDSG requirements and shall comply with base zoning requirements.

Commercial/ Multifamily Standards

Properties located in the Industrial Gateway that meet the conditions below must comply with the DUDSG regulations unless address in this section.

- Change of use from Light, Medium, and Heavy Industrial uses to any other use listed in the Zoning Ordinance
- Rezoning

Building Height, Massing, Orientation, and Setback Standards

- The height and overall scale of new construction shall be consistent with that of adjacent structures. In residential areas, the height and scale of new construction should generally not exceed that of adjacent structures by more than one story. Step-downs in building height, wall plane offsets, and other variations in building massing should be utilized to provide transition when height of new construction exceeds adjacent structures by more than a half story.
- The orientation of street facing façades shall be consistent with the predominant orientation of structures found on the block face.
- The orientation of primary building entrances, porches, and landings shall be consistent with those found on the block face.
- The site configuration and orientation of new buildings or structures shall be compatible and consistent with the orientation of existing buildings or structures on adjacent lots within the block face.

Minimum Building Height Standard

- Buildings along Weatherford and Belknap Streets shall be a minimum of three (3) stories in height.

Building Setbacks Standard

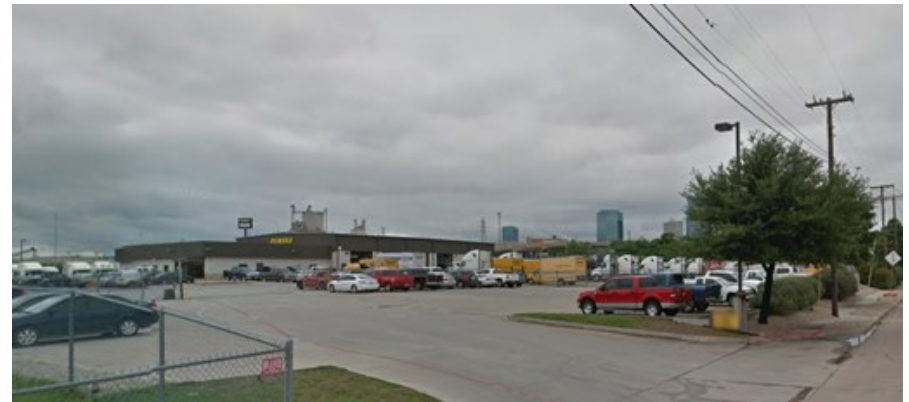
- Ten (10) foot maximum from the back of sidewalk.

Streetscape Standards

- Maximum spacing of pedestrian lights shall be 60 feet.
- Pedestrian way shall be a minimum of seven (7) feet wide.

Exceptions:

- ♦ Drive approaches
- ♦ Existing sidewalks or connections to existing sidewalks
- ♦ Curb cuts
- ♦ Fire hydrants
- ♦ Fixed infrastructure elements
- ♦ Steps and existing buildings
- ♦ Mature trees



CHARACTER ZONES—GREENWAY NEIGHBORHOOD

Commercial/ Multifamily Standards

Properties located in the Greenway Neighborhood that meet the conditions below must comply with the DUDSG requirements unless address in this section.

- New construction, redevelopment (rehabilitation, renovation, or restoration), reconstruction of a parking lot, and new signage, or
- Rezoning

Building Height, Massing, Orientation, and Setback Standards

- The height and overall scale of new construction shall be consistent with that of adjacent structures. In residential areas, the height and scale of new construction should generally not exceed that of adjacent structures by more than one story. Step-downs in building height, wall plane offsets, and other variations in building massing should be utilized to provide transition when height of new construction exceeds adjacent structures by more than a half story.
- The orientation of the front façade shall be consistent with the predominant orientation of structures found on the block face.
- The orientation of primary building entrances, porches, and landings shall be consistent with those found on the block face.

The site configuration and orientation of new buildings or structures shall be compatible and consistent with the orientation of existing buildings or structures on adjacent lots within the block face.

Building Setbacks Standard

- Ten (10) foot maximum from the back of sidewalk.

Streetscape Standards

- Maximum spacing of pedestrian lights shall be 60 feet.
- Pedestrian way shall be a minimum of seven (7)feet wide.

Exceptions:

- ◆ Drive approaches
- ◆ Existing sidewalks or connections to existing sidewalks
- ◆ Curb cuts
- ◆ Fire hydrants
- ◆ Fixed infrastructure elements
- ◆ Steps and existing buildings
- ◆ Mature trees



CHARACTER ZONES—GREENWAY NEIGHBORHOOD

Single Family Detached Standards

Properties located in the Greenway Neighborhood that meet the conditions below must comply with the DUDSG requirements unless address in this section.

- New construction of a single family home, or
- The addition of more than 500 square feet for any use.

Building Height, Massing, Orientation, and Setback Standards

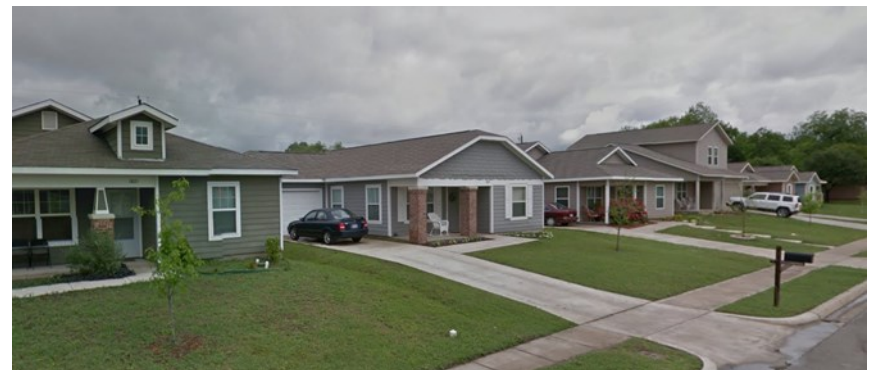
- The height and overall scale of new construction shall be consistent with that of adjacent structures. In residential areas, the height and scale of new construction should generally not exceed that of adjacent structures by more than one story. Step-downs in building height, wall plane offsets, and other variations in building massing should be utilized to provide transition when height of new construction exceeds adjacent structures by more than a half story.
- Roof pitch, form, and orientation shall be consistent with those predominantly found on the block face.
- The orientation of the front façade shall be consistent with the predominant orientation of structures found on the block face.
- The orientation of primary building entrances, porches, and landings shall be consistent with those found on the block face.
- Where used, front porches shall be a minimum of 6 feet deep.
- Setbacks shall be the average of structures on the block face or align with the front wall of the neighboring structure.
- The site configuration and orientation of new buildings or structures shall be compatible and consistent with the orientation of existing buildings or structures on adjacent lots within the block face.
- Blank walls on residential structures are not allowed.
- Window and door openings shall use similar proportions of wall to window ratio and spacing as typically found in the district.

Building Materials Standards

- Building envelope, roof, windows, and door materials shall complement the type, texture, and detail, including dimensions, of materials traditionally found in the district.
- Vinyl siding, plastic, and EIFS are not allowed as building envelope materials.
- R-Panel profile metal panels are not allowed as building envelope and roof materials.

Fencing Standards

- Front yard fences shall be a maximum height of 4 feet, 50% open.
- Side and rear yard fences shall have a maximum height of 8 feet.
- Side yard fences shall not project into the projected front yard.
- Fence materials shall be wood, antique wire fencing, or iron.
- Plastic, chain link, barbed wire, or other synthetic materials used as fencing are prohibited.
- Masonry may be used for posts and bases for metal iron fencing only.

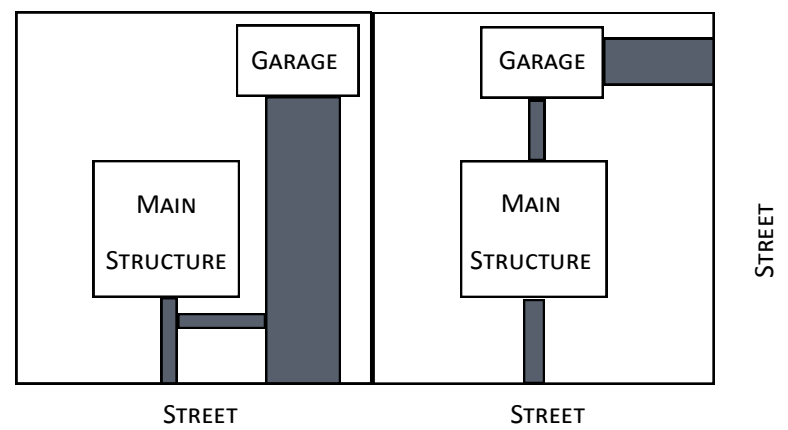


CHARACTER ZONES—GREENWAY NEIGHBORHOOD

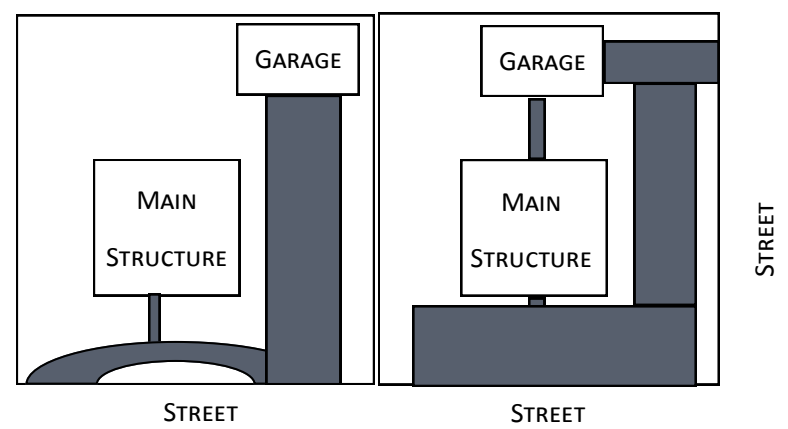
Driveways and Walkways Standards

- Paving of private sidewalks and driveways shall be of natural concrete, brick, cut stone, pavers, natural rock or asphalt.
- Front yards shall not be paved or graveled except for driveways or walkways.
- There shall be no front yard area designated as a vehicle parking area or paved as such.
- Walkway paving in the front yard shall be either:
 - ♦ A walkway from the front property line to the front entry of the structure or, on a corner lot, from the side property line to a side entry of the structure.
 - ♦ The walkway shall not be wider than the width of the entry steps, and in no instance shall the walkway be wider than ten (10) feet.
 - ♦ A walkway from the driveway to the front and/or side entry walkway shall be a maximum of four (4) feet in width.
- A front-entry driveway shall be no wider than one car width or ten (10) feet maximum, but may be widened just prior to a two-car garage.
- On a corner lot, the driveway may extend from the side street to the garage. It shall be no wider than one car width or ten (10) feet maximum to a one-car garage, or 18 feet maximum and widening to a two-car garage.
- Circular and semicircular driveways are not allowed except along Samuels Avenue.
- Any new driveway constructed through a front yard must be spaced a minimum of one (1) foot from an existing driveway on the adjacent lot.

Appropriate



INAPPROPRIATE



CHARACTER ZONES—GREENWAY NEIGHBORHOOD

Street Tree Standards

- One (1) street tree shall be required per every 50 linear feet of property frontage.
- Location and planting plans of tree shall be determined by staff based on the following criteria:
 - ◆ Width of furnishing zone
 - ◆ Type of street tree (must be from approved list)
 - ◆ Distance to existing trees, curb cuts, property lines, fire hydrants, fixed infrastructure elements, and primary buildings

Exception:

- Staff may waive the installation of street trees if unique conditions prohibit installation.

Sidewalks Standards

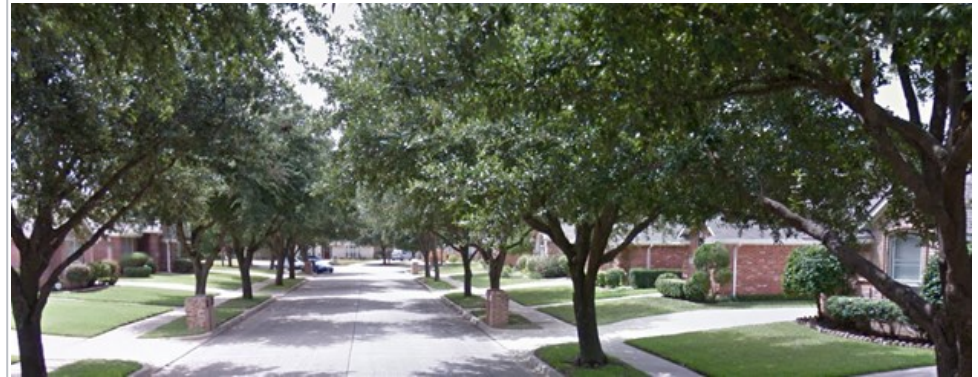
- Five (5) foot sidewalks are required. Width adjustment can be administratively approved to accommodate the following:
 - ◆ Connection to an existing sidewalk.
 - ◆ Insufficient right of way
 - ◆ Steps and existing buildings
 - ◆ Mature trees

Exception:

- Staff may waive the installation and width of sidewalks if unique conditions prohibit installation.

Streetlight Guidelines

- There are currently no Pedestrian lights in the neighborhood. If pedestrian lights are installed, staff will work with the applicant and spacing.



Street trees and sidewalks help to create a walkable urban environment.



CHARACTER ZONES—SAMUELS AVENUE / ROCK ISLAND NEIGHBORHOOD

Commercial/ Multifamily Standards

Properties located in the Samuels Avenue / Rock Island Neighborhood that meet the conditions below must comply with the DUDSG requirements unless address in this section.

- New construction, redevelopment (rehabilitation, renovation, or restoration), reconstruction of a parking lot, and new signage, or
- Rezoning

Building Height, Massing, Orientation, and Setback Standards

- The height and overall scale of new construction shall be consistent with that of adjacent structures. In residential areas, the height and scale of new construction should generally not exceed that of adjacent structures by more than one story. Step-downs in building height, wall plane offsets, and other variations in building massing should be utilized to provide transition when height of new construction exceeds adjacent structures by more than a half story.
- The orientation of the front façade shall be consistent with the predominant orientation of structures found on the block face.
- The orientation of primary building entrances, porches, and landings shall be consistent with those found on the block face.
- The site configuration and orientation of new buildings or structures shall be compatible and consistent with the orientation of existing buildings or structures on adjacent lots within the block face.

Minimum Building Height Standard

- Buildings along Samuels Avenue shall be a minimum of three (3) stories in height.

Building Setbacks Standard

- Ten (10) foot maximum from the back of sidewalk.

Streetscape Standards

- Maximum spacing of pedestrian lights shall be 60 feet.
- Pedestrian way shall be a minimum of seven (7)feet wide.

Exceptions:

- ♦ Drive approaches
- ♦ Existing sidewalks or connections to existing sidewalks
- ♦ Curb cuts
- ♦ Fire hydrants
- ♦ Fixed infrastructure elements
- ♦ Steps and existing buildings
- ♦ Mature trees



CHARACTER ZONES—SAMUELS AVENUE / ROCK ISLAND NEIGHBORHOOD

Single Family Detached Standards

Properties located in the Samuels / Rock Island Neighborhood that meet the conditions below must comply with the DUDSG requirements unless address in this section.

- New construction of a single family home, or
- The addition of more than 500 square feet for any use.

Building Height, Massing, Orientation, and Setback Standards

- The height and overall scale of new construction shall be consistent with that of adjacent structures. In residential areas, the height and scale of new construction should generally not exceed that of adjacent structures by more than one story. Step-downs in building height, wall plane offsets, and other variations in building massing should be utilized to provide transition when height of new construction exceeds adjacent structures by more than a half story.
- Roof pitch, form, and orientation shall be consistent with those predominantly found on the block face.
- The orientation of the front façade shall be consistent with the predominant orientation of structures found on the block face.
- The orientation of primary building entrances, porches, and landings shall be consistent with those found on the block face.
- Where used, front porches shall be a minimum of 6 feet deep.
- Setbacks shall be the average of structures on the block face or align with the front wall of the neighboring structure.
- The site configuration and orientation of new buildings or structures shall be compatible and consistent with the orientation of existing buildings or structures on adjacent lots within the block face.
- Blank walls on residential structures are not allowed.
- Window and door openings shall use similar proportions of wall to window ratio and spacing as typically found in the district.

Building Materials Standards

- Building envelope, roof, windows, and door materials shall complement the type, texture, and detail, including dimensions, of materials traditionally found in the district.
- Vinyl siding, plastic, and EIFS are not allowed as building envelope materials.
- R-Panel profile metal panels are not allowed as building envelope and roof materials.

Fencing Standards

- Front yard fences shall be a maximum height of 4 feet, 50% open.
- Side and rear yard fences shall have a maximum height of 8 feet.
- Side yard fences shall not project into the projected front yard.
- Fence materials shall be wood, antique wire fencing, or iron.
- Plastic, chain link, barbed wire, or other synthetic materials used as fencing are prohibited.
- Masonry may be used for posts and bases for metal iron fencing only.

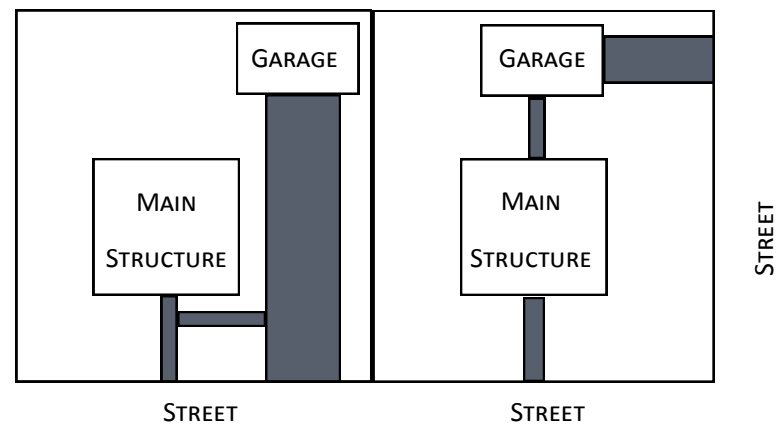


CHARACTER ZONES—SAMUELS AVENUE / ROCK ISLAND NEIGHBORHOOD

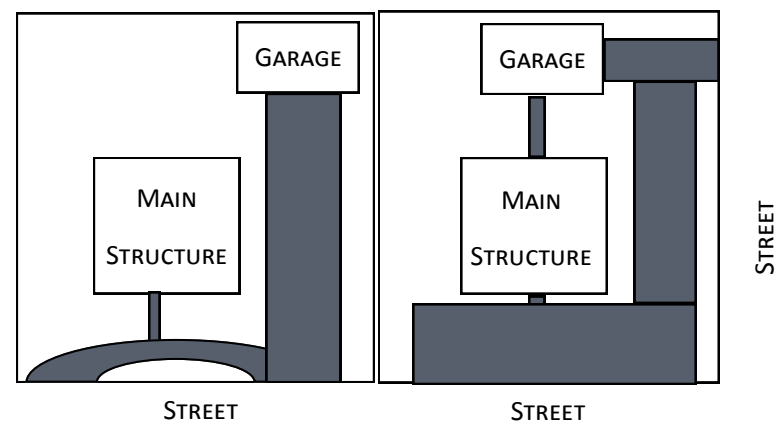
Driveways and Walkways Standards

- Paving of private sidewalks and driveways shall be of natural concrete, brick, cut stone, pavers, natural rock or asphalt.
- Front yards shall not be paved or graveled except for driveways or walkways.
- There shall be no front yard area designated as a vehicle parking area or paved as such.
- Walkway paving in the front yard shall be either:
 - ♦ A walkway from the front property line to the front entry of the structure or, on a corner lot, from the side property line to a side entry of the structure.
 - ♦ The walkway shall not be wider than the width of the entry steps, and in no instance shall the walkway be wider than ten (10) feet.
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- A front-entry driveway shall be no wider than one car width or ten (10) feet maximum, but may widened just prior to a two-car garage.
- On a corner lot, the driveway may extend from the side street to the garage. It shall be no wider than one car width or ten (10) feet maximum to a one-car garage, or 18 feet maximum and widening to a two-car garage.
- Circular and semicircular driveways are not allowed except along Samuels Avenue.
- Any new driveway constructed through a front yard must be spaced a minimum of one (1) foot from an existing driveway on the adjacent lot.

APPROPRIATE



INAPPROPRIATE



CHARACTER ZONES—SAMUELS AVENUE / ROCK ISLAND NEIGHBORHOOD

Street Tree Standards

- One (1) street tree shall be required per every 50 linear feet of property frontage.
- Location and planting plans of the tree shall be determined by staff based on the following criteria:
 - ◆ Width of furnishing zone
 - ◆ Type of street tree (must be from approved list)
 - ◆ Distance to existing trees, curb cuts, property lines, fire hydrants, fixed infrastructure elements, and primary buildings

Exception:

- Staff may waive the installation of street trees if unique conditions prohibit installation.

Sidewalks Standards

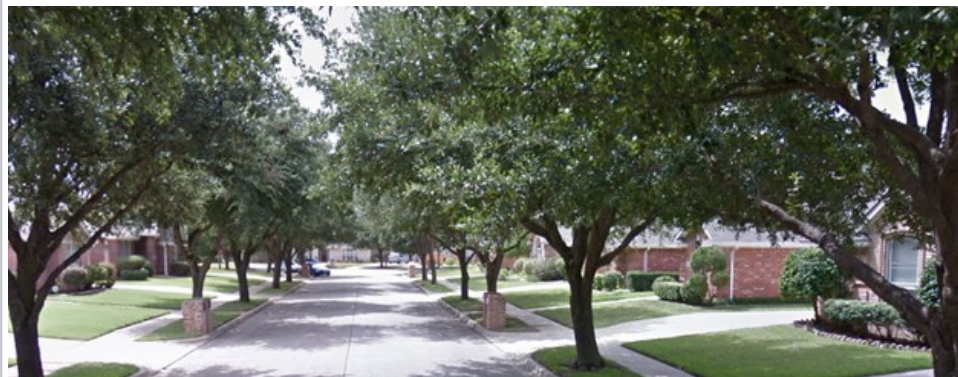
- Seven (7) foot sidewalks are required. Width adjustment can be administratively approved to accommodate the following:
 - ◆ Connection to an existing sidewalk.
 - ◆ Insufficient right of way
 - ◆ Steps and existing buildings
 - ◆ Mature trees

Exception:

- Staff may waive the installation and width of sidewalks if unique conditions prohibit installation.

Streetlight Guidelines

- Pedestrian lights are encouraged to be installed every 60 feet for single family zoned lots



Street trees and sidewalks help to create a walkable urban environment.

